

ORDINANCE NO. Late Backup

#45

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY COMMONLY KNOWN AS THE OERTLI PLANNED UNIT  
3 DEVELOPMENT LOCATED AT 12422 AND 12424 DESSAU ROAD AND 1200  
4 EAST PARMER LANE, FROM DEVELOPMENT RESERVE (DR) DISTRICT  
5 AND SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO  
6 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9  
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from development reserve (DR) district and single family  
12 residence standard lot (SF-2) district to planned unit development (PUD) district on the  
13 property described in Zoning Case No. C814-2008-0146, on file at the Neighborhood  
14 Planning and Zoning Department, as follows:

15  
16 A 94.535 acre tract of land, more or less, out of the Memucan Hunt Survey No. 88,  
17 Abstract No. 397, and the Samuel Cushing Survey No. 70, Abstract No. 164,  
18 Travis County, the tracts of land being more particularly described by metes and  
19 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

20  
21 locally known as 12422 and 12424 Dessau Road and 1200 East Parmer Lane, in the City of  
22 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

23  
24 **PART 2.** This ordinance, together with the attached Exhibits A through C, are the land use  
25 plan for the Oertli planned unit development district (the "PUD") created by this  
26 ordinance. The PUD shall conform to the limitations and conditions set forth in this  
27 ordinance and in the Oertli planned unit development land use plan (the "Land Use Plan").  
28 If this ordinance and the attached exhibits conflict, the ordinance applies. Except as  
29 otherwise specifically provided by this ordinance, all other rules, regulations and  
30 ordinances of the City effective as of the date of this ordinance, apply to the PUD.

31 In accordance with Part 3 of Ordinance No. 20080618-098, the PUD is subject to the  
32 standards in effect on June 18, 2008.

**PART 3.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A:	Description of Property
Exhibit B:	Zoning Map
Exhibit C:	Land Use Plan

**PART 4.** In accordance with Chapter 25-2, Article 2, Division 5, Subpart B, (*Planned Unit Developments*) of the City Code, the following regulations apply to the PUD instead of otherwise applicable City regulations.

- A. Except as otherwise provided in this ordinance and Land Use Plan, the PUD is subject to community commercial (GR) uses and site development regulations.
- B. A property developed with a residential use shown in Section C of this Part shall comply with the multifamily residence low density (MF-2) site development regulations.
- C. The following uses are additional permitted uses of the Property:

Condominium residential	Multifamily residential
Townhouse residential	Convalescent services
Construction sales & services	Custom manufacturing
Electronic prototype assembly	Electronic testing
Light manufacturing	Limited warehousing &
Retirement housing (large)	distribution

- D. The following uses are prohibited uses of the Property:

Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Drop-off recycling collection facility	Exterminating services
Funeral services	Hotel-motel
Indoor entertainment	Off-site accessory parking
Outdoor entertainment	Outdoor sports & recreation
Pawn shop services	Plant nursery
Theater	Club or lodge
College & university facilities	Community recreation (private)
Community recreation (public)	Cultural services

Counseling services	Group home, Class II
Hospital services (general)	Guidance services
Public primary educational facilities	Private primary educational
Public primary educational facilities	facilities
Public secondary educational facilities	Residential treatment

E. Buffers and setbacks.

1. A 50-foot wide vegetative buffer shall be provided and maintained along the north property line adjacent to the single family residential development known as Harris Ridge Subdivision ("Harris Ridge"). Improvements permitted within the buffer zone are limited to drainage, underground or surface utility improvements, tree plantings, landscaping, irrigation, pedestrian and bicycle trails, water quality improvements, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
2. A minimum 100-foot wide building setback shall be established from a property developed with a construction sales and services use, a limited warehousing and distribution use, or a custom manufacturing use, and the north property line adjacent to Harris Ridge.
3. A minimum 200-foot use setback shall be established from a property developed with a light manufacturing use and the north property line adjacent to Harris Ridge. Except as provided in Subsection 2, a building, or a portion of a building, containing any other permitted use may be located within 200 feet.
4. The 100-foot and 200-foot setback areas shall be measured from the building identified in Subsection 2 or uses identified in Subsection 3, to the north property line adjacent to Harris Ridge.

F. A loading dock associated with the uses identified in Section C of this Part, may not face the north property line.

G. Section F does not apply if a building or structure is located between a loading dock and the north property line and screens it from view from the adjacent single family residential zoned properties.

- 1 H. Except as set for in Section I of this Part, Subchapter E (*Design Standards and*  
2 *Mixed Use*) of Chapter 25-2 applies to development within the PUD.
- 3
- 4 I. If a property is developed with a residential or an industrial use, then  
5 Subchapter E 2.2.5 B.1, C.1 and C.2, and D.1 (*Internal Circulation Routes:*  
6 *Sidewalk and Building Placement*) does not apply.
- 7
- 8 J. An Internal Circulation Route for the PUD shall connect Parmer Lane and  
9 Dessau Road and shall be constructed in phases as the land adjoining each  
10 phase is developed. It shall contain five-foot wide sidewalks and bike lanes.
- 11
- 12 K. Parkland Dedication
- 13
- 14 1) Prior to the issuance of a certificate of occupancy for the first building in the  
15 PUD, approximately 6.0 acres of parkland shall be dedicated. The parkland  
16 shall be located within the area depicted on Exhibit C (*Land Use Plan*).
- 17
- 18 2) The dedication of parkland shall satisfy all parkland dedication and fee  
19 requirements and open space requirements for development within the PUD.
- 20
- 21 3) All development rights within the parkland area may be used for  
22 development within the PUD. For purposes of site plan approvals, the area  
23 dedicated as parkland shall be included in the site calculations. The joinder  
24 of the City of Austin in any site plan application is not required  
25 notwithstanding the inclusion of the parkland area within the site plan.  
26 Twenty percent or 1.2 acres of impervious cover out of the 6.0 acres shall be  
27 allocated for improvements or development of the public parkland.
- 28
- 29 4) The dedication instruments for the parkland transaction will contain  
30 temporary construction easements and permanent easements for  
31 underground utilities, as reasonably necessary to develop the adjoining  
32 tracts.
- 33
- 34 5) The parkland area shall not be used, and no improvements shall be  
35 constructed for sports fields and sports courts, including but not limited to,  
36 tennis courts and basketball courts.
- 37

- 1           6)    No pole mounted lights shall be erected on the parkland area, excluding low  
2               wattage trail lights, so long as such low wattage trail lights are hooded,  
3               diffused, or otherwise designed and arranged to minimize glare and light  
4               trespass onto adjacent properties and public streets.
- 5
- 6           7)    The Parks and Recreation Department of the City of Austin shall provide the  
7               owner of the property with copies of plans for improvements to the parkland  
8               at least thirty days prior to construction of any improvements. Further,  
9               subject to the Parks and Recreation Department's approval, which shall not  
10              be unreasonably withheld, conditioned, or delayed, the owner shall be  
11              permitted to provide additional improvements to the parkland area, at its  
12              cost.
- 13
- 14       L.     At the time of first site plan for development in either Area 3 or Area 4, a wet  
15              pond shall be provided as mitigation for wetland features as set forth under  
16              Section 25-8-282 (*Wetland Protection*) and as depicted on Exhibit C. A wet  
17              pond system shall comply with the requirements of Section 1.3.0(B)(1)(f)(5) of  
18              the Environmental Criteria Manual.
- 19
- 20       M.     All residential and commercial development shall comply with Austin Energy  
21              Green Building Program (GBP) for a minimum two-star rating. Certification  
22              from the GBP shall be met as specified by the version of the rating system  
23              current at the time of design.
- 24
- 25       N.     At the time an application for approval of a site plan is submitted for  
26              development of the Property, or any portion of the Property, an Integrated Pest  
27              Management (IPM) plan shall be submitted to the Watershed Protection and  
28              Development Review Department for review and approval. The IPM plan shall  
29              comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental  
30              Criteria Manual that are in effect on the date of this ordinance.
- 31
- 32       O.     A site plan or building permit for the Property may not be approved, released,  
33              or issued, if the completed development or uses of the Property, considered  
34              cumulatively with all existing or previously authorized development and uses,  
35              generate traffic that exceeds the total traffic generation for the Property as  
36              specified in that certain Traffic Impact Analysis ("TIA") prepared by Alliance  
37              Transportation Group, Inc., dated January 2009, or as amended and approved  
38              by the Director of the Watershed Protection and Development Review  
39              Department. All development on the Property is subject to the  
40              recommendations contained in the memorandum from the Transportation

1 Review Section of the Watershed Protection and Development Review  
2 Department, dated March 18, 2009. The TIA shall be kept on file at the  
3 Watershed Protection and Development Review Department.  
4

5 P. Development of the PUD shall comply with the criteria for the City's Art in  
6 Public Places Program as set forth in Chapter 25-2, Article 2, Division 5,  
7 Subpart B, Section 2.4 (*Tier Two Requirements*).  
8

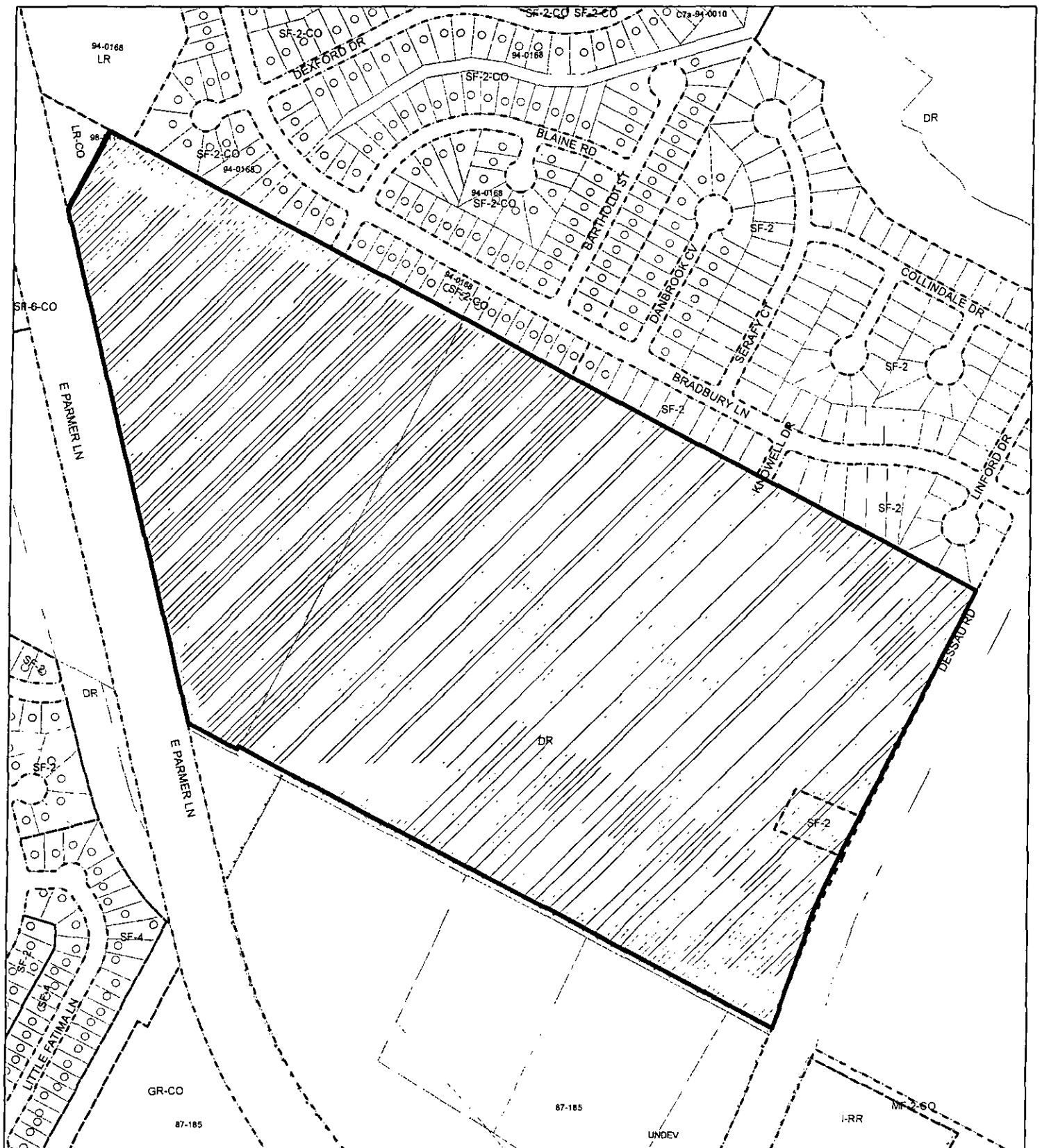
9 Q. Gated roadways are prohibited in the PUD.  
10

11 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2009.  
12

13  
14 **PASSED AND APPROVED**




15  
16 §  
17 §  
18 \_\_\_\_\_, 2009 § \_\_\_\_\_  
19 Will Wynn  
20 Mayor  
21

22  
23 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
24 David Allan Smith Shirley A. Gentry  
25 City Attorney City Clerk



# **ZONING**

**ZONING CASE#:** C814-2008-0146  
**ADDRESS:** 12422 & 12424 DESSAU RD &  
 1200 E PARKMER LANE  
**SUBJECT AREA:** 95.535 ACRES  
**GRID:** N32-33 & P33  
**MANAGER:** S. SIRWAITIS

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

**OPERATOR:** S. MEEKS

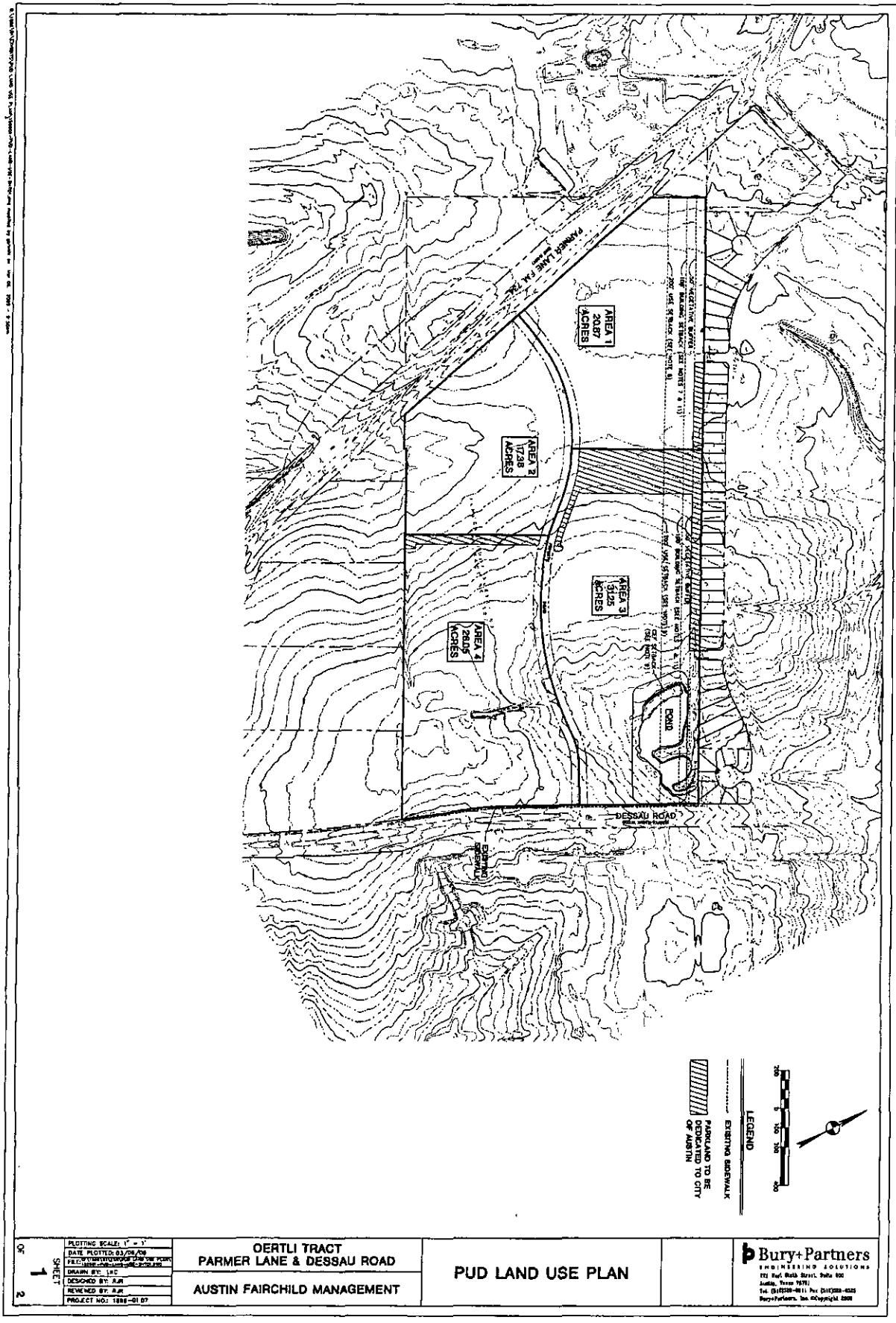


1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

OF 2 SHEET	PLOTTING SCALE: 1" = 1' DATE PLOTTED: 03/08/09 FILE: I:\PROJECTS\2008\08-0001\08-0001.DWG DRAWN BY: LJC DESIGNED BY: RJA REVIEWED BY: RJA PROJECT NO.: 1006-01.00	<b>OERTLI TRACT</b> <b>PARMER LANE &amp; DESSAU ROAD</b>  <b>AUSTIN FAIRCHILD MANAGEMENT</b>	<b>LAND USE PLAN</b> <b>NOTES</b>	DATE: 08 REVISION:	DRAWN BY:
	<b>Bury+Partners</b> ENGINEERING SOLUTIONS 221 First Main Street, Suite 100 Austin, Texas 78701 Tel: (512) 333-4111 Fax: (512) 333-4005 Bury+Partners Inc. © Copyright 2009				





1  
 2  
 SHEET

PLOTTING SCALE: 1" = 1'  
 DATE PLOTTED: 03/24/08  
 PREPARED BY: J. R. J.  
 DRAWN BY: J. R. J.  
 DESIGNED BY: J. R. J.  
 REVIEWED BY: J. R. J.  
 PROJECT NO: 1888-01.07

**OERTLI TRACT**  
**PARMER LANE & DESSAU ROAD**  
**AUSTIN FAIRCHILD MANAGEMENT**

**PUD LAND USE PLAN**

**Bury+Partners**  
 ENGINEERING SOLUTIONS  
 775 Red Bluff Street, Suite 400  
 Austin, Texas 78701  
 Tel: (512) 528-0811 Fax: (512) 528-0225  
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# Late Backup

#45

## SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C814-2008-0146 Oertli Planned Unit Development

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code rezoning the property locally known as 12422 & 12424 Dessau Road and 1200 East Parmer Lane (Harris Branch/Walnut Creek Watershed) from development reserve (DR) district zoning and single-family residence-standard lot (SF-2) district zoning to planned unit development (PUD) district zoning.

DEPARTMENT COMMENTS:

The conditions imposed by City Council on 1st reading have been incorporated into the ordinance and attachments.

OWNER/APPLICANT: Jerry Oertli Estate (Linda Oertli)

AGENT: Drenner & Golden Stuart Wolff, LLP (Michele Rogerson)

DATE OF FIRST READING: February 26, 2009, The public hearing was closed and the first reading of the ordinance for planned unit development (PUD) district zoning with conditions was approved on consent on Council Member Morrison's motion, Council Member Cole's second on a 6-0 vote. Mayor Wynn was off the dais.

CITY COUNCIL HEARING DATE: March 26th, 2009

ORDINANCE NUMBER:

CITY COUNCIL ACTION:

ASSIGNED STAFF: Clark Patterson

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C814-2008-0146 Oertli PUD

**Z. P. C. DATE:** 1-20-2009

**ADDRESS:** 12422 & 12424 Dessau Rd &  
1200 E Parmer Lane

**AREA:** 95.533 Acres

**APPLICANT:** Jerry Oertli Estate  
(Linda Oertli)

**AGENT:** Drenner & Golden Stuart Wolff, LLP  
(Michele Rogerson)

**NEIGHBORHOOD PLAN AREA:** None

**CAPITOL VIEW:** No

**WATERSHED:** Harris Branch/Walnut Creek

**T.I.A.:** Yes.

**HILL COUNTRY ROADWAY:** No

**DESIRED DEVELOPMENT ZONE:** Yes

**ZONING FROM:** DR & SF-2

**ZONING TO:** PUD

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends Planned Unit Development -- PUD with the conditions listed in the Department Comments. If the zoning is granted, then the applicant shall dedicate up 70 feet of right-of-way from the existing centerline of Dessau Road.

### **BASIS FOR RECOMMENDATION:**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Oertli PUD is comprised of approximately ninety five acres and is proposing a mixed use development of multi-family, business park, retail and restaurant uses. The requested Planned Unit Development (PUD) zoning district is in keeping with the purpose statement for PUD's that they be a large or complex single or multi-use development that is planned as a single contiguous project and that is under unified control.

2. *Intensive multi-family zoning should be located on major arterials and highways.*

The Oertli PUD is situated between two major arterial roadways, Dessau Road and Parmer Lane. The PUD is also proposing a phased Internal Circulation Route (ICR) connecting Parmer Lane and Dessau Road with sidewalks and bike lanes to help facilitate a future mass transit stop.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

The motion to approve staff's recommendation for PUD zoning; was approved on the Consent Agenda by Commissioner Clarke Hammond, Commissioner Donna Tiemann second the motion on a vote of 4-0; Commissioners Roxanne Evans, Teresa Rabago, Keith Jackson were absent.

## **DEPARTMENT COMMENTS:**

The Planned Unit Development (PUD) district is the designation for a large or complex single or multi-use development that is planned as a single contiguous project and that is under unified control. The purpose of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services for development within a PUD. A PUD district designation provides greater design flexibility by permitting modifications of site development regulations. Development under the site development regulations applicable to a PUD must be superior to the development that would occur under conventional zoning and subdivision regulations. A PUD district must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.

The Oertli PUD is comprised of approximately ninety five acres and is proposing a mix of multi-family, business park, retail and restaurant uses. There is a conceptual site plan attached which depicts the general location of the various land uses (Attachment "A"). The applicant has proposed the following elements of the PUD to demonstrate its superior design:

The PUD is providing for a six acre park within the PUD that will be dedicated to the City. This city park will also have a connection to the existing single family neighborhood to the north.

The PUD is providing for environmental preservation by development of an existing stock pond into a wet pond resulting in an amenity and superior water quality. A standard sedimentation/filtration would be required by code.

The PUD is proposing increased compatibility with adjacent property and land uses by increasing standard setbacks and vegetative buffering. The PUD is proposing a fifty foot (50') vegetative buffer to the adjacent single family residential development to the north when only a twenty five foot (25') buffer is required by code. The PUD is proposing a one hundred foot (100') setback for development of Construction Sales and Services, Limited Warehousing & Distribution and Custom Manufacturing uses from the adjacent single family residential development to the north when only a twenty five to fifty foot (25'-50') buffer is required by code. The PUD is proposing a two hundred foot (200') setback for development of Light Manufacturing use from the adjacent single family residential development to the north when only a fifty foot (50') buffer is required by code. Additionally any loading docks associated with a commercial or office-flex warehouse use shall be prohibited from facing the northern property line adjacent to single-family homes unless another building is located between the loading dock and the northern property line, which screens such loading dock from view of the adjacent single family homes.

The PUD is proposing to participate in either the Art in Public Places program to place art onsite and/or make a contribution to the program.

The PUD is proposing a phased Internal Circulation Route (ICR) connecting Parmer Lane and Dessau Road with sidewalks and bike lanes to help facilitate a future mass transit stop.

The PUD is proposing to apply certain aspects of Commercial Design Standards to multifamily residential development and warehouse/industrial, which would not otherwise be required.

The PUD is proposing to participate in the Green Building Program and will achieve the 2 Star level.

The PUD is proposing an Integrated Pest Management Plan (IPM) which would not otherwise be required.

The applicant proposes to utilize the site development regulations of the Community Commercial zoning district (GR) as a base district except as modified herein. The site development regulation modifications are outlined below:

1. The following land uses, which are either not permitted or are a Conditional Use in the Community Commercial zoning district will now be a permitted use:

- Condominium Residential
- Multi-family Residential
- Electronic Prototype Assembly
- Townhouse Residential
- Custom Manufacturing
- Light Manufacturing
- Limited Warehousing and Distribution
- Retirement Housing
- Convalescent Services
- Construction Sales & Services
- Electronic Testing

2. The following land uses, which are either permitted or are a Conditional Use in the Community Commercial zoning district will now be a non-permitted use:

- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Bail Bond Services
- Commercial Off-Street Parking
- Drop-Off Recycling Collection Facility
- Exterminating Services
- Funeral Services
- Hotel-Motel
- Indoor Entertainment
- Off-Site Accessory Parking
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pawn Shop Services
- Plant Nursery
- Theater
- Club or Lodge
- College and University Facilities
- Community Recreation (Private and Public)
- Cultural Services
- Counseling Services
- Group Homes Class II
- Hospital Services (General)
- Guidance Services
- Public Primary and Secondary Educational Facilities
- Private Primary and Secondary Educational Facilities
- Residential Treatment

3. The following Site Development Regulations will not be applicable to industrial and multifamily uses within the PUD:

1. 25-2, Subchapter "E", Design Standards and Mixed Use, 2.2.5 –

B. Sidewalks:

2. On portions of the street that do not contain building frontage meeting the requirements of Subsection "C" below, a five foot unobstructed sidewalk shall be provided, all of which shall be located within 12 feet of the curb.

C. Building Placement:

1. On a site with a single principal building:

a. The longer side of the building must be built up to the clear zone (or supplemental zone if provided) or

- b. At least one side of the building must be built up to the clear zone (or supplemental zone if provided) and the majority of the tenant spaces must have principle entrances facing the Internal Circulation Route.
2. On a site with more than one principal building:
- a. The longer side of any building, any portion of which is within 100 feet of the Internal Circulation Route, must be built up to the clear zone (or supplemental zone if provided), or
- b. At least one side of any building, any portion of which is within 100 feet of the Internal Circulation Route, must be built up to the clear zone (or supplemental zone if provided) and the majority of tenant spaces in any such building must have principal entrances facing the Internal Circulation Route.

#### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>SITE</b>	DR/SF-2	Residential/Agricultural
<b>NORTH</b>	SF-2	Single Family Residential
<b>SOUTH</b>	DR	Agricultural
<b>EAST</b>	County	Single Family Residential
<b>WEST</b>	DR	Agricultural

#### **CASE HISTORIES:**

<b>CASE NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-97-0147 Copperfield Drive	From DR to GR & SF-6- CO	Approved LR-CO [Vote: 7-0]	Approved GR & SF-6- CO [Vote: 7-0]
C14-94-0168 Joshridge Blvd.	From I-RR to SF-2, Tract 1 & I-RR to LR Tract 2	Approved SF-2-CO for Tract 1 & LR for Tract 2 [Vote: 6-0-1]	Approved SF-2-CO for Tract 1 & LR for Tract 2 [Vote: 7-0]

#### **NEIGHBORHOOD ORGANIZATION:**

- Harris Glenn HOA
- Austin Neighborhood Council
- Northeast Action Group
- Homeless Neighborhood Assoc.
- Harris Glenn Association
- North Growth Corridor Alliance
- Parmer Land Condos
- Copperfield Neighborhood Org.
- N. Copperfield Neighborhood Org.
- River Oaks Lakes Estates Neighborhood
- Austin Neighborhoods Council

**SCHOOLS:**

Copperfield Elementary School  
Dessau Middle School  
Opportunity Center High School

**PARKS COMMENTS RECIEVED:**

The Parks Department has negotiated with the applicant for the inclusion of a City park on the property.

**SITE PLAN COMMENTS RECEIVED:**

An industrial use within a PUD shall conform with the performance standards established by Sec. 25-2-648. [Sec. 25-2-411(G)].

**TRANSPORTATION COMMENTS RECEIVED:**

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
FM 734 (Parmer Lane)	200'	2 @ 32'	Arterial (MAD4)	29,000 (TXDOT, 2006)
Dessau Road	120'	2 @ 24'	Arterial (MAD4)	26720 (Travis County, 2005)
Blaine Road	50'	30'	Local	Not available
Knowell Drive	50'	30'	Local	Not available

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for FM 734 (Parmer Lane) and 140 feet of right-of-way for Dessau Road. Dedicate 70 feet of right-of-way from the existing centerline of Dessau Road in accordance with The Austin Metropolitan Area Transportation Plan. TXDOT may require reservation of 200 feet of right-of-way measured from the centerline of Parmer Lane. [LDC, 25-6-55(a), (c)].

There are existing sidewalks along Dessau Road, Blaine Road, and Knowell Drive. There are no existing sidewalks along FM 734 (Parmer Lane). FM 734 (Parmer Lane) and Dessau Road are classified in the Bicycle Plan as a Priority 1 bike route. Capital Metro bus service is not available within 1/4 mile of this property.

**CITY COUNCIL DATE:** February 26, 2009

**ACTION:** The public hearing was closed and the first reading of the ordinance for planned unit development (PUD) district zoning with conditions was approved on consent on Council Member Morrison's motion, Council Member Cole's second on a 6-0 vote. Mayor Wynn was off the dais.

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup> **ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)

**PHONE:** 974-7691





**Date:** March 18, 2009  
**To:** Clark Patterson, Case Manager  
**CC:** Scott A. Feldman, P.E.  
Alliance Transportation Group, Inc.  
**Reference:** Oertli PUD, C814-2008-0146

The Transportation Review Section has reviewed the Traffic Impact Analysis (TIA) for the Oertli Planned Unit Development (Oertli PUD) updated on January, 2009 by Scott A Feldman, P.E. of Alliance Transportation Group, Inc., and offers the following comments:

The Oertli PUD TIA covers multiple tracts of land consisting of 95.535 acres. The site is located in northeast Austin, northwest of the intersection of Parmer Lane (F. M. 734) and Dessau Road.

The property consists of land that is mostly undeveloped with a single-family land use that currently takes driveway access to Dessau Road. The applicant has requested a zoning change from Development Reserve/ Single Family Residence - Standard Lot (DR/SF-2) to Planned Unit Development (PUD). The proposed land uses are 645,500 square-feet of business park use, 720 apartment dwelling units, and a 3,144 square-feet fast-food restaurant. The applicant proposes to develop Oertli PUD in two phases. The first phase is estimated for completion in 2011 and the final build-out of the project is expected in the year 2013.

### **TRIP GENERATION**

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 14,634 unadjusted average daily trips (ADT).

The tables below show the trip generation by land use for the proposed development:

Table 1. Trip Generation: 24-Hour Unadjusted					
LAND USE	ITE Code	Size	ADT		
			Total	Enter	Exit
Phase I - 2011					
Apartments	220	720 DU	4,838	2,419	2,419
Subtotal Phase I			4,838	2,419	2,419
Phase II - 2013					
Business Park	770	645,500 SF	8,236	4,118	4,118
Fast Food Restaurant	934	3,144 SF	1,560	780	780
Subtotal Phase II			9,796	4,898	4,898
Total			14,634	7,317	7,317

Table 2. Trip Generation: AM and PM Peak Periods														
			Unadjusted						Adjusted					
			AM Peak			PM Peak			AM Peak			PM Peak		
LAND USE	ITE Code	Size	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Phase I - 2011														
Apartments	220	720 DU	356	71	285	414	269	145	356	71	285	414	269	145
Subtotal Phase I			356	71	285	414	269	145	356	71	285	414	269	145
Phase II - 2013														
Business Park	770	645,500 SF	889	747	142	839	193	646	889	747	142	839	193	646
Fast Food Restaurant	934	3,144 SF	167	85	82	109	57	52	85	43	42	54	28	26
Subtotal Phase II			1,056	832	224	948	250	698	974	790	184	893	221	672
Total			1,412	903	509	1,362	519	843	1,330	861	469	1,307	490	817

## ASSUMPTIONS

- Traffic growth rates provided by the City of Austin were as follows:

Table 2. Growth Rates per Year	
Roadway Segment	%
All Roadways	2%

- In addition to these growth rates, background traffic volumes for 2008 included estimated traffic volumes for the following projects:

• Austin-Jourdan Crossing Project	C14-96-0007
• Parmer At Dessau, Section 1	C14-96-0115
• Metrotech	C14-96-0154
• Parmer North	C14-97-0141
• Copperfield Section 3-H	C14-97-0147
• Parmer South	C14-98-0073
• Parmer Center (Currently Austin Executive Airpark)	C14-98-0265
• Parmer Lane And Ih-35 (Seton Medical Center)	C14-03-0050
• Fish Tract	C14-04-0056
• Pioneer Crossing	C814-96-0003
• Harris Branch Apartments	C14-05-0065.SH
• Dessau Market	C14-05-0124
• Parmer Place	C14-2007-0225
• Vina Plaza	C14-95-0183
• Parmer Park	C14-2008-0092
• Shropshire Dessau Retail Tract 1	C14-05-0176
• Shropshire Dessau Retail Tract 2	C14-05-0177
• Parmer Park Retail Center (Resubmittal Of SP-03-0125C)	SP-04-0015C
• Bella Sarah	SP-05-1476C
• Cvs Pharmacy Store # 00357	SP-05-1473C
• Tech Ridge Center Phase Iii	SP-05-1625C
• Pavilions At Tech Ridge (The)	SP-06-0123C
• Carrington At Parmer Park	SP-06-0426C

- Dessau Tract SP-06-0661D
- Bella Springs SP-06-0770C
- Sonic Drive In SP-06-0800C
- Wendy's Restaurant SP-07-0041C
- Harris Ridge Retail SP-2007-0445C
- Center Park At Tech Ridge SP-00-2186C
- Storage Center; The SP-2008-0171D

3. Reductions were taken for pass-by for the following uses:

Table 3. Summary of Pass-By Reductions		
Land Use	Pass-By Reductions %	
	AM Peak	PM Peak
Fast Food Restaurant	49%	50%

4. No reductions were taken for internal capture or transit use.

#### **EXISTING AND PLANNED ROADWAYS**

**FM 734 (Parmer Lane)** – Parmer Lane forms the southern border of the site and is a four-lane divided major arterial between Harris Ridge Boulevard and Samsung Boulevard. The Austin Metropolitan Area Transportation Plan (AMATP) proposes to upgrade Parmer Lane to a six-lane expressway by 2025. This roadway is classified as a priority 2 route in the Bicycle Plan.

**Dessau Road** – Dessau Road forms the eastern border of the site and is a four-lane divided major arterial between Howard Lane and Parmer Lane. The AMATP proposes to upgrade Dessau Road to a six-lane divided major arterial by 2025. This roadway is classified as a priority 1 route in the Bicycle Plan.

**IH-35** – IH-35 is located west of the site and is classified as a six-lane freeway and currently has three travel lanes with frontage roads in each direction. The AMATP proposes to upgrade IH-35 to a six-lane freeway with HOV lanes by 2025. However, no changes are expected to this roadway by the build-out date of 2013.

**McCallen Pass (Arterial 14)** – McCallen Pass is located west of the site and is a four-lane divided collector north of Parmer Lane and a two-lane undivided collector south of Parmer Lane. The AMATP proposes to upgrade McCallen Pass to a four-lane divided major arterial by 2025.

**Harris Ridge Boulevard** – Harris Ridge Boulevard is located west of the site and is a four-lane divided collector north of Parmer Lane. The AMATP proposes to upgrade Harris Ridge Boulevard to a six-lane divided major arterial by 2025. Harris Ridge Boulevard aligns with Tech Ridge Boulevard at Parmer Lane.

**Tech Ridge Boulevard** – Tech Ridge Boulevard is located west of the site and is a six-lane divided collector south of Parmer Lane. The AMATP proposes to upgrade Tech Ridge Boulevard to a six-lane divided major arterial by 2025.

**Harrisglenn Drive** – Harrisglenn Drive is located west of the site and is a two-lane undivided collector north of Parmer Lane.

**Samsung Plant** – Samsung Plant is located east of the site and is a six-lane divided driveway south of Parmer Lane.

**Samsung Boulevard** – Samsung Boulevard is located east of the site and is a four-lane divided collector south of Parmer Lane.

**Howard Lane** – Howard Lane is located north of the site and is a four-lane divided major arterial west of Dessau Road and two-lane undivided major arterial east of Dessau Road. The AMATP proposes to upgrade Howard Lane to a four-lane divided major arterial by 2025.

**Bradbury Lane** – Bradbury Lane is located north of the site and is a two-lane undivided collector west of Dessau Road. Bradbury Lane aligns with F Lane at Dessau Road.

**F Lane** – F Lane is located north of the site and is a two-lane divided collector east of Dessau Road.

**J Lane** – J Lane is located north of the site and is a two-lane divided collector east of Dessau Road. The Oertli site driveway will align with J Lane.

**Shropshire Boulevard** – Shropshire Boulevard is located south of the site and is a two-lane undivided collector east of Dessau Road. Shropshire Boulevard aligns with East Braker Lane at Dessau Road.

**East Braker Lane** – East Braker Lane is located south of the site and is a four-lane divided major arterial east of Dessau Road. The AMATP proposes to upgrade East Braker Lane to a six-lane divided major arterial by 2025. This roadway is classified as a priority 1 route in the Bicycle Plan.

## INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 14 intersections, of which 10 are currently signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 4. Level of Service										
Intersection	2008 Existing		Phase 1 : 2011				Phase 2 : 2013			
			Forecasted		Site + Forecasted		Forecasted		Site + Forecasted	
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
FM 734 (Parmer Lane) & IH 35 SB Frontage Road*	F	F	F	F	F	F	F	F	F	F
FM 734 (Parmer Lane) & IH 35 NB Frontage Road*	E	F	F	F	F	F	F	F	F	F
FM 734 (Parmer Lane) & McCallen Pass*	B	D	F	F	E	F	F	F	F	F
FM 734 (Parmer Lane) & Harris Ridge Boulevard*	C	C	F	F	F	F	F	F	F	F
FM 734 (Parmer Lane) & Harrisglenn Drive*	B	C	F	F	F	F	F	F	F	F
FM 734 (Parmer Lane) & Dessau Road*	E	F	F	F	F	F	F	F	F	F
FM 734 (Parmer Lane) & Samsung Plant*	B	B	E	C	E	C	E	C	F	D
FM 734 (Parmer Lane) & Samsung Boulevard*	A	A	E	B	F	B	E	B	F	C
Dessau Road & Howard Lane*	F	E	F	F	F	F	F	F	F	F
Dessau Road & Bradbury Lane	A	A	B	A	A	A	B	A	B	A
Dessau Road & J Lane/Oertli Site Roadway**	C	A	A	C	A	A	A	F	C	C
Dessau Road & Shropshire Boulevard*	C	C	F	F	F	F	F	F	F	F
Dessau Road & Parmer Center/Dessau Road Commercial Center Driveway**					A	A	B	F	D	F
FM 734 (Parmer Lane) & Site Roadway									A	B

\* = SIGNALIZED

\*\* = PROPOSED SIGNAL

## RECOMMENDATIONS

- 1) The applicant should post the pro rata share of fiscal for the following improvements in accordance with the phasing agreement:

Intersection	Improvement	Total Improvement Cost (\$)	Phase 1		Phase 2		Total
			Pro Rata Share				
			%	\$	%	\$	\$
Parmer Lane & McCallen Pass*	EB Approach: Add right-turn lane	\$31,893	1.9%	\$606	5.4%	\$1,722	\$2,328
	WB Approach: Add right-turn lane	\$776	1.9%	\$15	5.4%	\$42	\$57
	Signal timing improvements	\$2,500	1.9%	\$48	5.4%	\$135	\$183
Parmer Lane & Harris Ridge Boulevard*	WB Approach: Add right-turn lane	\$70,294	2.0%	\$1,406	4.6%	\$3,234	\$4,640
	SB Approach: Restripe to accommodate a left-turn lane, a shared left/through lane, and a shared through/right lane	\$2,658	2.0%	\$53	4.6%	\$122	\$175
Parmer Lane & Harrisglenn Drive*	EB Approach: Provide dual left-turn lane	\$84,766	6.0%	\$5,086	1.8%	\$1,526	\$6,612
	SB – Provide 5-section signal head for right-turn overlap	\$1,940	6.0%	\$116	1.8%	\$35	\$151
	Signal timing improvements	\$2,500	6.0%	\$150	1.8%	\$45	\$195
Dessau Road from Parmer Lane to Bradbury Lane	Widen road to six lanes	\$979,011	1.6%	\$15,664	11.4%	\$111,607	\$127,271
Parmer Lane & Dessau Road*	All approaches to include a dual left-turn lane and a right-turn lane. Convert existing right-turn lane on northbound Dessau to a through lane, and add a new right-turn lane.	\$549,754	2.6%	\$14,294	2.6%	\$14,294	\$28,588
Parmer Lane & Samsung Boulevard*	WB Approach: Restripe to accommodate a dual left-turn lane and two through lanes. Modify WB signals to include a fully-protected left turn.	\$3,367	2.0%	\$67	4.2%	\$141	\$208
	Signal timing improvements	\$2,500	2.0%	\$50	4.2%	\$105	\$155
Parmer Lane & Samsung Plant*	WB Approach: Restripe to accommodate a dual left-turn lane and two through lanes. Modify WB signals to include a fully-protected left turn.	\$3,367	2.2%	\$74	4.6%	\$155	\$229
	Signal timing improvements	\$2,500	2.2%	\$55	4.6%	\$115	\$170
Dessau Road & Howard Lane*	NB Approach: Add right-turn lane	\$149,806	1.4%	\$2,097	5.1%	\$7,640	\$9,737
	Signal timing improvements	\$2,500	1.4%	\$35	5.1%	\$128	\$163
Dessau Road & J Lane/Oertli Site Roadway**	Add restricted signal	\$165,000	0.0%	\$0	100.0%	\$165,000	\$165,000
Dessau Road & Shropshire Boulevard*	NB Approach: Add right-turn lane	\$144,194	1.6%	\$2,307	2.6%	\$3,749	\$6,056
	WB – Provide 5-section signal head for right-turn overlap	\$1,940	1.6%	\$31	2.6%	\$50	\$81
	Signal timing improvements	\$2,500	1.6%	\$40	2.6%	\$65	\$105
Total:		\$2,203,766	1.9%	\$42,194	14.1%	\$309,910	\$352,104
			Phase 1		Phase 2		Total
Adjusted Peak Hour Trips (PHTs):			414		893		1307


\* = Existing Signal

\*\* A traffic signal may be installed once warrants are met with the approval of City of Austin Transportation Department ~ Signals.

- 2) This TIA is subject to the conditions established by the traffic phasing agreement.
- 3) The City of Austin Transportation Department has approved this TIA.
- 4) Texas Department of Transportation (TxDOT) has approved this TIA.
- 5) Three copies of the final version of the TIA incorporating all corrections and additions must be submitted prior to final reading of the zoning case.
- 6) The median break modifications proposed in conjunction with access to the proposed Oertli site driveway on Dessau shall be provided by the developer during the site plan process.
- 7) The private street shall conform to City of Austin standards. The appropriate standards include geometric design criteria, pavement design, sidewalks, and clear zones and will be determined by the functional classification of the street at the time of subdivision or site plan.
- 8) Driveways shall be provided in accordance with the recommendations in the TIA.
- 9) Access studies may be required at the time of site plan for driveways not analyzed in the TIA.
- 10) Extension of Blaine Road and Knowell Drive are required by subdivision requirements unless variance is granted by Planning Commission. Parkland dedication shall not prohibit these street extensions.
- 11) Driveway locations on TxDOT roadways are subject to the requirements of the TxDOT Access Management Manual. Approval of the TIA is not an approval of the driveway locations, is conditional, and approval of conceptual driveway locations may be revoked based on site conditions and constraints determined during construction plan review.
- 12) The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for Dessau Road. If the requested zoning is granted, then 70 feet of right-of-way should be dedicated from the existing centerline of Dessau Road in accordance with The Austin Metropolitan Area Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55]. Right-of-way for Dessau Road is required to be dedicated during the subdivision or site plan process.
- 13) The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for FM 734 (Parmer Lane) [LDC, Sec. 25-6-51 and 25-6-55]. TxDOT indicated that right-of-way reservation may not be required at this time. However, right-of-way reservation for US 183 may be required by TxDOT during the subdivision or site plan process.
- 14) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2788.

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Candace Craig  
Sr. Planner ~ Transportation Review Staff  
Watershed Protection and Development Review



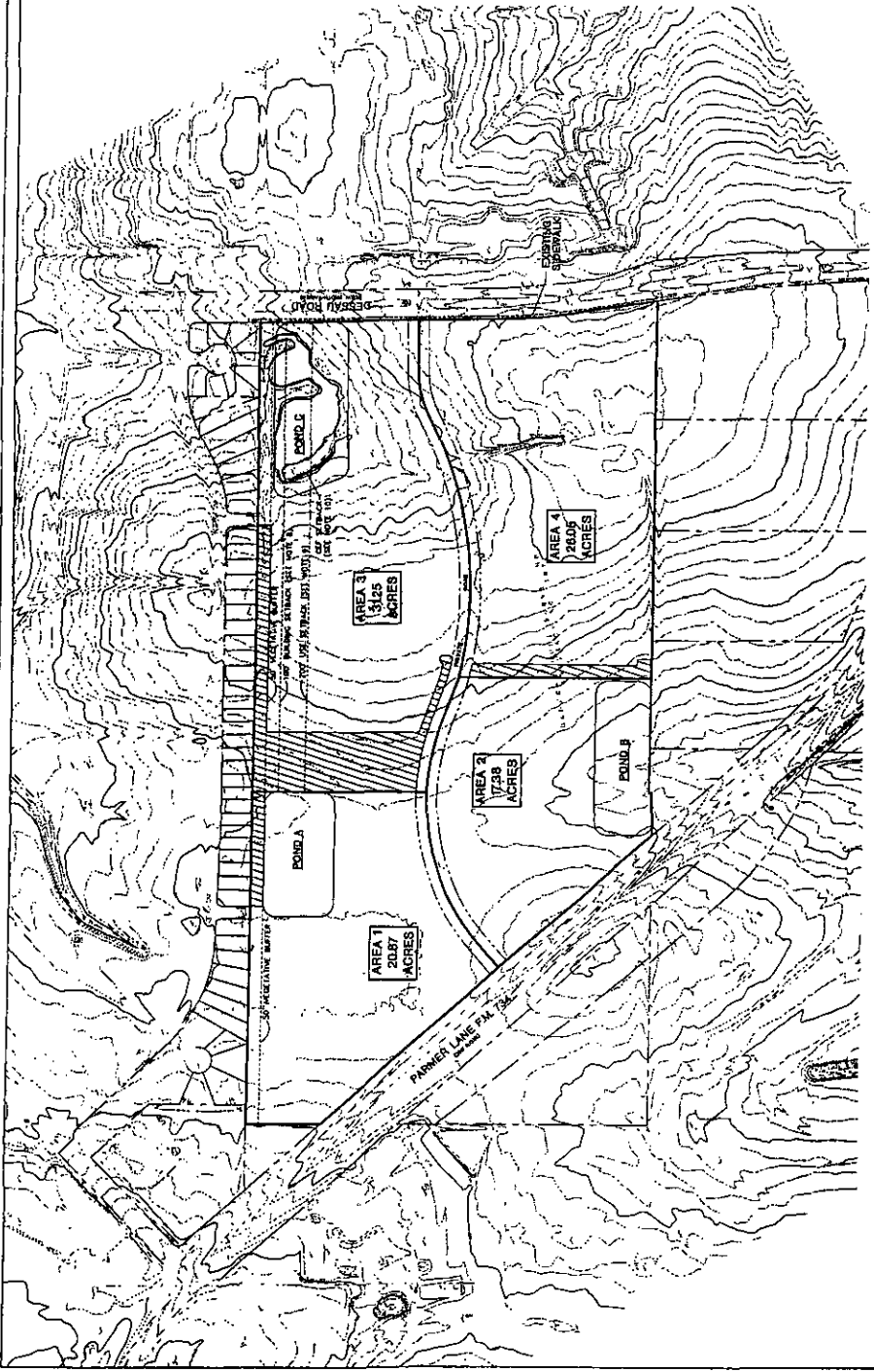
**PUD LAND USE PLAN**

**OERTU TRACT**  
**PARMER LANE & DESSAU ROAD**  
**AUSTIN FAIRCHILD MANAGEMENT**

PROJECT NO. 1004-01-01	DATE: 12/1/10
DESIGNED BY: AJP	DRAWN BY: JLC
CHECKED BY: JLC	DATE: 12/1/10
SCALE: 1" = 1'	

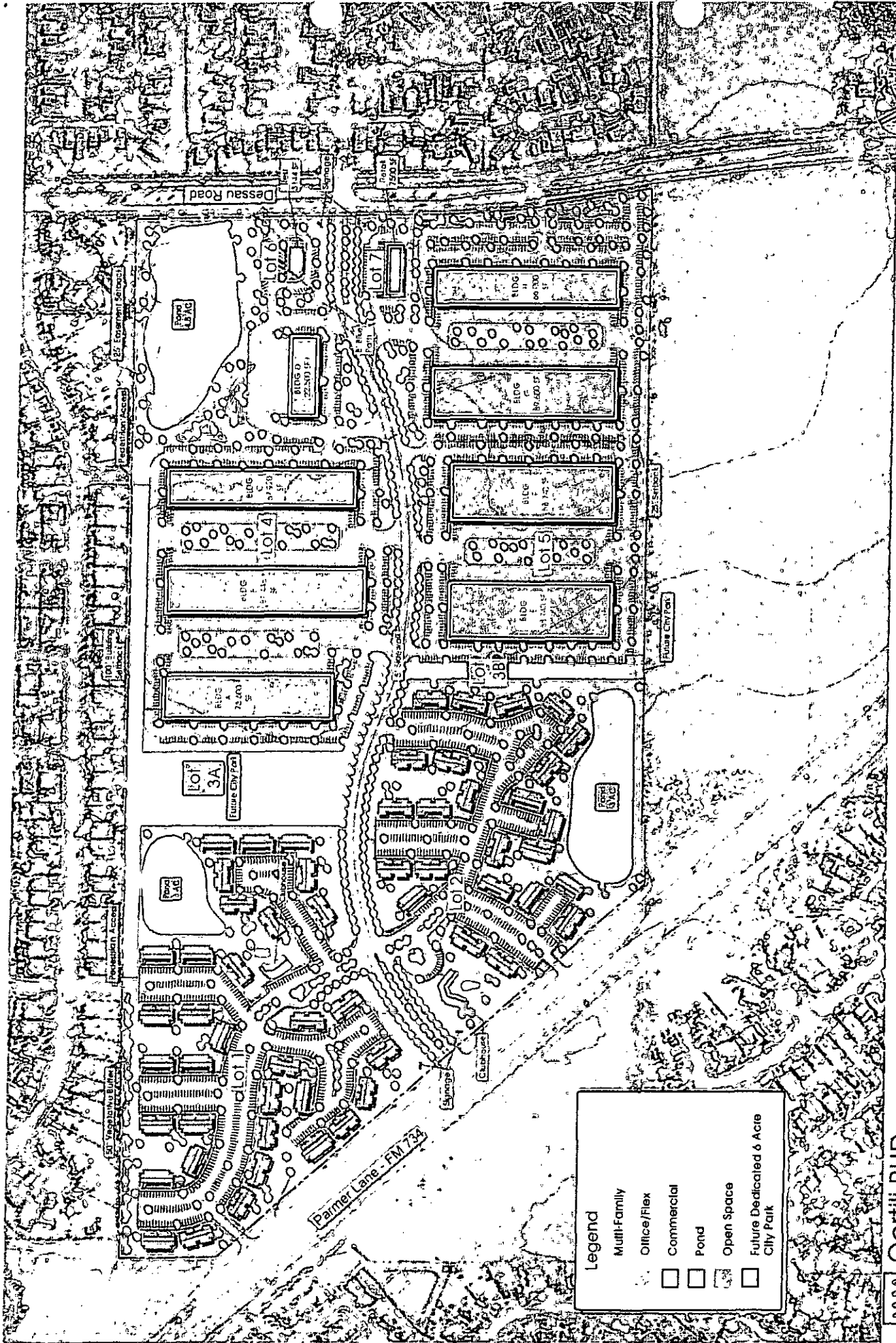
**LEGEND**

- EXISTING SIDEWALK
- PARKLAND TO BE DEDICATED TO CITY OF AUSTIN









**Legend**

- Multi-Family
- Office/Flex
- Commercial
- Pond
- Open Space
- Future Dedicated 6 Acre City Park
- Public open space

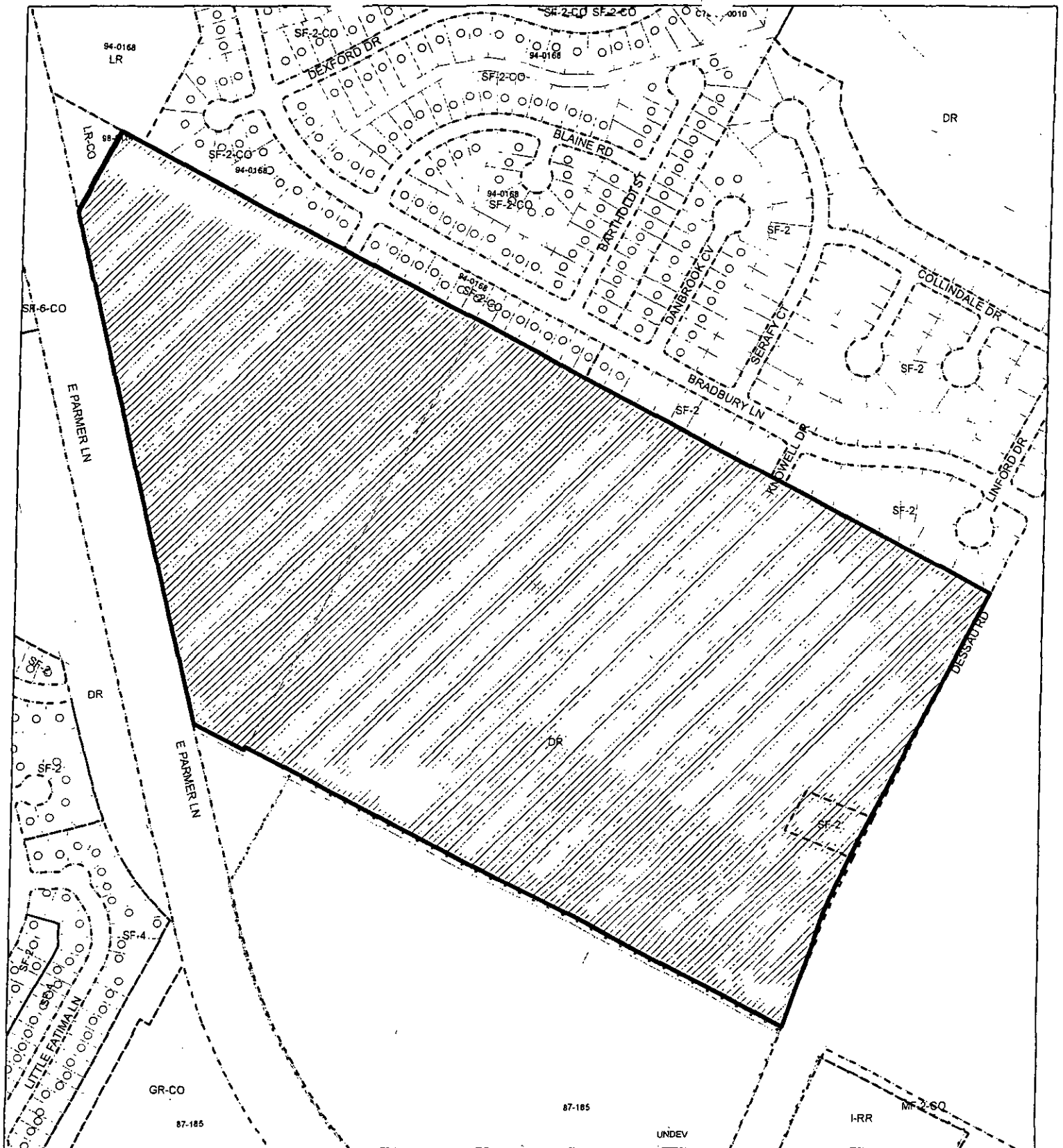
**Oertli PUD**  
 public open space

SUBJECT  
TRACT




HIGHER SCHOOL

SERVICE

SERVICE



1" = 400'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

#### ZONING

ZONING CASE#: C814-2008-0146  
 ADDRESS: 12422 & 12424 DESSAU RD &  
 1200 E FARMER LANE  
 SUBJECT AREA: 95.535 ACRES  
 GRID: N32-33 & P33  
 MANAGER: S. SIRWAITIS



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 No warranty is made by the City of Austin regarding specific accuracy or completeness